

De-con Consultants

Architects, Regd, Valuers, Interior Designers & Project Consultants.

FORM 1

ARCHITECT'S CERTIFICATE

To,
M/s Elixir Realty,
1102, Dev Corpora,
opp. Cadbury junction,
Eastern express highway,
Khopat, Thane (W)-400601.

Date : 01-Dec.-2022

Subject : Certificate of Percentage of completion of construction of the project KERALA VILLAGE situated on all those pieces and parcel of land lying, being and situated at Village Saathgaon, Taluka Shahapur, District Thane, in the limits of Zilla Parishad Samiti, Thane, Gram Panchayat Saathgaon Shilottar bearing -

Gut No.	Hissa No.	Area (sq.metres)
396	-	16800
397	-	3500
399	-	9470
Total →		29770

demarcated by its boundaries -

Corner No	Latitude	Longitude	Description
North	19°27'30.3" N	73°26'50.9" E	S no. 382
South	19°27'21.7" N	73°26'52.3" E	S no. 402 (P)
West	19°27'25.3" N	73°26'50.9" E	15 mt wide road
East	19°27'25.5" N	73°26'54.5" E	S no. 401

Sir,

I, John Varghese, S-1, Rajashree Tower, Rambaug, Lane No. 6, Kalyan (W) - 421304 have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of 48 No. of Bungalows in the project KERALA VILLAGE registered under Maharera situated on all those pieces and parcel of land lying, being and situated at Village Saathgaon, Taluka Shahapur, District Thane, in the limits of Zilla Parishad Samiti, Thane, Gram Panchayat Saathgaon Shilottar bearing -

Gut No.	Hissa No.	Area (sq.metres)
396	-	16800
397	-	3500
399	-	9470
Total →		29770

Following technical professionals are appointed by Elixir Realty:-

- (i) Shri. John Varghese as Project Architect
- (ii) Shri. Ajay Mahale as Structural Consultant
- (iii) MEP Consultant – Not appointed
- (iv) Shri. Ajay Mahale as Project Engineer

Based on Site Inspection, with respect to each of the Bungalows of the aforesaid Real Estate Project, I certify that as on date of this certificate, the percentage of the work done for each type of Bungalows of the Real Estate Project as registered with the Assistant Director of Town Planning Office, Thane under No. Vishe / Village Satgaon / Taluk Shahapur / Dist. Thane / 701 dated 26-03-2015 and in pursuance thereof have converted the land to Non-Agricultural use under the order passed by the Collector, Thane under No. K -1 / T – 11 / NAP / Satgaon / S R – (66/15) 34 / 16 dated 12.09.2016, is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

Table A

<u>Building No./ Name – Kerala Village Bungalow Type</u> <u>A1,A2,A3,A4,A5,A6,A7,A8,A13,A14,A17,A18,A15,A16</u>		
Sr. No.	Task/Activity	Percentage of work done
1.	Excavation	100%
2.	X number of Basement (s) & Plinth	100%
3.	_____number of Podiums	NA
4.	Stilt Floor	100%
5.	x number of Slabs of Super structure for Building	100%
6	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat / Premises	100%
7.	Sanitary Fitting within the Flat/Premises, Electrical Fitting within the Flat/Premises	100%
8.	Staircase, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, overhead and underground water tanks.	100%
9.	The External Plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing,	100%



Table A

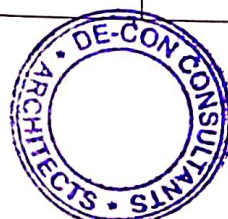
Building No./ Name – Kerala Village Bungalow Type B5,B8,B6,B7

Sr. No.	Task/Activity	Percentage of work done
1.	Excavation	100%
2.	X number of Basement (s) & Plinth	100%
3.	_____number of Podiums	NA
4.	Stilt Floor	100%
5.	x number of Slabs of Super structure for Building	100%
6	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat / Premises	100%
7.	Sanitary Fitting within the Flat/Premises, Electrical Fitting within the Flat/Premises	100%
8.	Staircase, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, overhead and underground water tanks.	100%
9.	The External Plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	100%

Table A

Building No./ Name – Kerala Village Bungalow Type B1, B2, B3, B4

Sr. No.	Task/Activity	Percentage of work done
1.	Excavation	100%
2.	X number of Basement (s) & Plinth	100%
3.	_____number of Podiums	NA
4.	Stilt Floor	100%
5.	x number of Slabs of Super structure for Building	100%
6	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat / Premises	100%
7.	Sanitary Fitting within the Flat/Premises, Electrical Fitting within the Flat/Premises	20%



8.	Staircase, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, overhead and underground water tanks.	0%
9.	The External Plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing,	0%

Table A

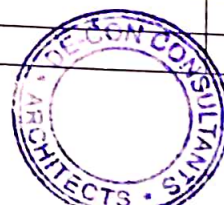
Building No./ Name – Kerala Village Bungalow Type C1

Sr. No.	Task/Activity	Percentage of work done
1.	Excavation	100%
2.	X number of Basement (s) & Plinth	100%
3.	_____ number of Podiums	NA
4.	Stilt Floor	100%
5.	x number of Slabs of Super structure for Building	100%
6	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat / Premises	100%
7.	Sanitary Fitting within the Flat/Premises, Electrical Fitting within the Flat/Premises	100%
8.	Staircase, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, overhead and underground water tanks.	100%
9.	The External Plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing,	100%

Table A

Building No./ Name – Kerala Village Studio Apartment No.1

Sr. No.	Task/Activity	Percentage of work done
1.	Excavation	100%
2.	X number of Basement (s) & Plinth	100%
3.	_____ number of Podiums	NA
4.	Stilt Floor	100%



5.	5 number of Slabs of Super structure for Building completed	100%
6	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat / Premises	75%
7.	Sanitary Fitting within the Flat/Premises, Electrical Fitting within the Flat/Premises	0%
8.	Staircase, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, overhead and underground water tanks.	0%
9.	The External Plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing,	0%

Table A

Building No./ Name – Kerala Village Bungalow Studio Apartment No.2

Sr. No.	Task/Activity	Percentage of work done
1.	Excavation	100%
2.	X number of Basement (s) & Plinth	100%
3.	_____number of Podiums	NA
4.	Stilt Floor	100%
5.	5 number of Slabs of Super structure for Building	100%
6	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat / Premises	100%
7.	Sanitary Fitting within the Flat/Premises, Electrical Fitting within the Flat/Premises	100%
8.	Staircase, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, overhead and underground water tanks.	80%
9.	The External Plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing,	80%



Table A

Building No./ Name – Kerala Village Studio Apartment No.3

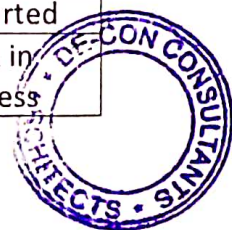
Sr. No.	Task/Activity	Percentage of work done
1.	Excavation	100%
2.	X number of Basement (s) & Plinth	100%
3.	_____ number of Podiums	NA
4.	Stilt Floor	100%
5.	5 number of Slabs of Super structure for Building	100%
6	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat / Premises	100%
7.	Sanitary Fitting within the Flat/Premises, Electrical Fitting within the Flat/Premises	70%
8.	Staircase, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, overhead and underground water tanks.	70%
9.	The External Plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing,	50%

TABLE – B

Internal & External Development work in respect of the entire Registered Phase

Building No./ Name – Kerala Village

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads and Footpaths	Yes	85%	Work in Progress
2.	Water Supply	Yes	60%	Not Started
3.	Sewerage (chamber, lines, septic Tank, STP)	Yes	70%	Work in Progress
4.	Storm Water Drains	Yes	70%	Not Started
5.	Landscaping and Tree Planting	Yes	60%	Work in Progress

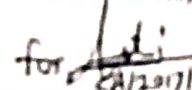


6.	Street Lighting	Yes	20%	Work in Progress
7.	Community Buildings	No	NA	NA
8.	Treatment and disposal of sewage and sullage water	No	NA	NA
9.	Solid Waste management & Disposal	No	NA	NA
10.	Water conservation, Rain water harvesting	No	NA	NA
11.	Energy Management	No	NA	NA
12.	Fire protection and fire safety requirements	No	NA	NA
13.	Electrical meter room, sub-station, receiving station	Yes	20%	<u>Providing Transformer with meter</u>

Yours faithfully,

For De-Con Consultants,



for 
CA/2917/85726
Varghese John
(Architect)

License No. - CA/92/15118

Agreed and Accepted by:

Signature of Promoter

Name:

Date: